

TO LET 48 – 52 York Street, Belfast, BT15 1AG

PROMINENT NEW BUILD RETAIL UNITS

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- **UNIT 1 - LET TO GREGGS**

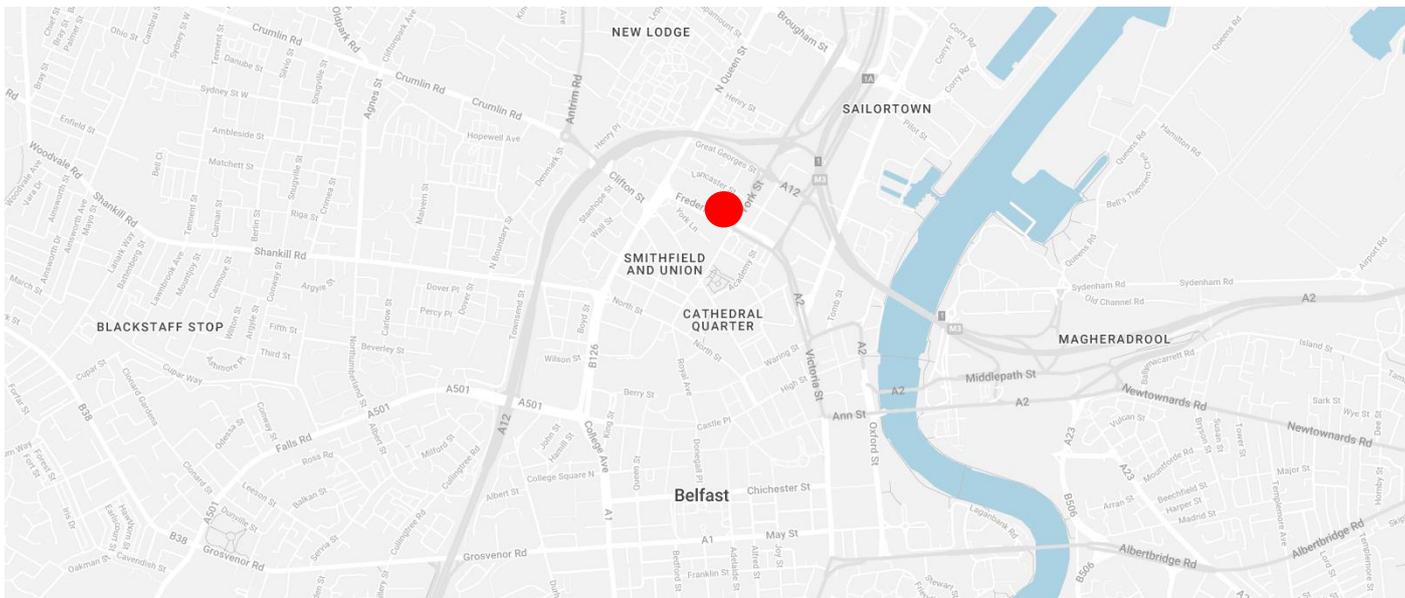
- Located on York Street and Frederick Street
- Purpose Built Student Accommodation Block Comprising 307 Studio Apartments with 3 Ground Floor Retail Units
- Situated Adjacent to the Ulster University Belfast Campus, Which Accommodates About 15,000 Students & Staff
- Retail Accommodation Ranging from About 963 sq. ft – 2,223 sq. ft
- Located on the Busiest Junction in Northern Ireland, Carrying Around 100,000 Vehicles per day
- Surrounding Area Benefits from Various Student Accommodation Hubs Totaling Over 3,600 Beds
- Suitable for a Variety of Uses, Subject to Planning

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Lease Details

Rent

£25.00 psf.

Term

5 years.

Insurance

The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium.

Service Charge

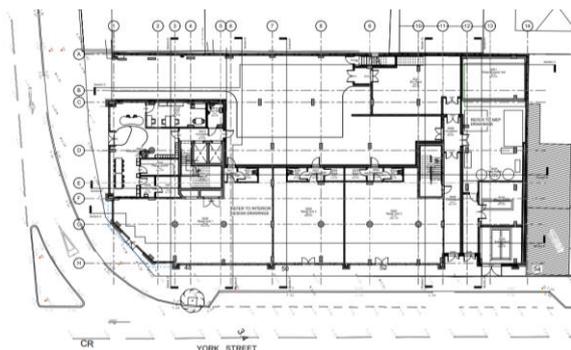
A service charge will be levied to cover the landlord's expenditure in connection with the maintenance, repair and general running of the property.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

EPC

EPC rating to be confirmed.



Floorplans can be provided upon request

Location

Belfast is the commercial, administrative and cultural capital of Northern Ireland. 280,962 people live in the city while 672,522 live in the wider metropolitan area (Census 2011). Belfast City Centre has seen a large increase in its student population with the opening of the new University of Ulster Belfast Campus.

Description

The property once completed will comprise of 11 storeys, including 3 retail units on the ground floor with unit 1 let to Greggs. The further 10 floors will provide 307 studios for student accommodation with associated communal and amenity facilities.

The 3 new build retail units will benefit from direct frontage onto York Street, which is one of the main arterial routes north of the City Centre. Due to the proximity to Ulster University and the student housing in the local area, such as Student Roost, Liv Student Belfast and 123 York Street, the units will see a significant volume of foot traffic.

With access to the M1/M2/M3 motorway network and the surrounding range of local transport, the units will have excellent accessibility.

The subject retail units will be finished to a standard developer's shell specification and can be configured to the tenants wishes. Suitable for a variety of uses, subject to the necessary planning consents.

Accommodation Schedule

Floor	Sq ft	Sq m	Availability
Retail Unit 1	1,702	158	GREGGS
Retail Unit 2	963	89	AVAILABLE
Retail Unit 3	1,260	117	AVAILABLE

Contact

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